

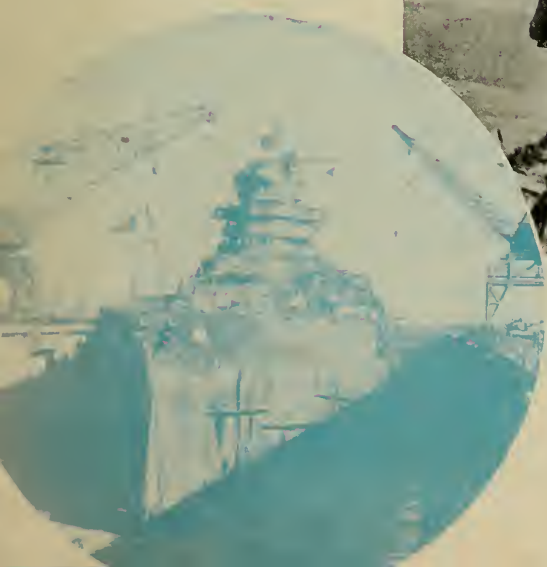
DOCUMENTS

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SAN FRANCISCO  
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# Seventh

ANNUAL  
REPORT



Housing Authority Of The City  
And County Of San Francisco



Left—CAPTAIN N. L. RAW-  
LINGS, USN, Commanding  
Officer, U. S. Naval Drydocks,  
Hunter's Point.  
Below—One of the drydock  
crews at Hunter's Point Na-  
val Drydocks.

### DEDICATION

To the vital, victory-speeding work of the U. S. Naval Drydocks at Hunter's Point, to its Commanding Officer, Captain N. L. Rawlings, his staff, and the civilian workers—this Seventh Annual Report of the San Francisco Housing Authority is dedicated.



# *Seventh* **ANNUAL REPORT** **1945**

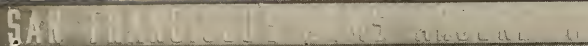


HOUSING AUTHORITY  
... of the ...  
CITY AND COUNTY OF SAN FRANCISCO  
(Established April 18, 1938)

Price: Twenty-Five Cents  
HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO  
525 Market Street, San Francisco, California

FLORES  PRESS





With this title, the Housing Authority recently displayed in graphic art the story of the city's contribution to its war-time residents in war housing. MAYOR ROGER D. LAPHAM, representing San Francisco, is shown with his arms around a photographic display of Hunter's Point, with its war dwellings in the background and U. S. Naval Drydocks in the foreground.

# Housing Authority of the City and County of San Francisco

COMMISSIONERS: E. N. AYER, CHAIRMAN W. F. CORDES, VICE CHAIRMAN MRS. KATHARINE M. GRAY TIMOTHY A. REARDON C. H. TURNER  
JOHN W. BEARD, EXECUTIVE DIRECTOR WILLIAM A. O'BRIEN, COUNSEL

525 MARKET STREET

TELEPHONE YUKON 1661

SAN FRANCISCO 5, CALIFORNIA

May 10, 1945

To the Honorable Roger D. Lapham, Mayor  
and the Honorable Board of Supervisors  
City and County of San Francisco  
City Hall  
San Francisco, California

Sirs:

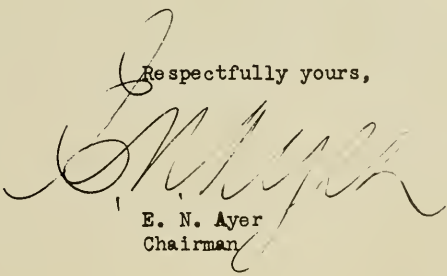
The Commission of the Housing Authority of the City and County of San Francisco is pleased to submit to you its 7th Annual Report for the year ending April 17, 1945, to conform to the provisions of Section 22 of the Housing Authorities Law of the State of California.

Our primary concern during the past year has been to furnish adequate housing for in-migrant war workers employed by the U. S. Naval Drydock at Hunter's Point. We have built 4,500 additional temporary war dwellings during the year for these workers engaged in repairing the battle damage sustained by our fleet in the Pacific.

Five hundred other temporary family dwellings for war workers and their families formerly living in substandard Western Addition units have also been constructed and tenanted.

The success of our war efforts this year is due in large measure to the cooperation we have received from you, other city departments and the United States Navy.

Respectfully yours,



E. N. Ayer  
Chairman



The Commissioners and Executive Director of the Housing Authority of the City and County of San Francisco. Left to right, seated: Commissioners WILLIAM F. CORDES, Vice Chairman; MRS. KATHARINE M. GRAY, E. N. AYER, Chairman, and C. H. TURNER. Standing, JOHN W. BEARD, Executive Director, and Commissioner TIMOTHY A. REARDON.





A boxing match attracts attention at opening night of new gymnasium, Hunter's Point.

A state corporate body, the San Francisco Housing Authority was created in April 1938, under authorization of the State Housing Act. It is administered by five commissioners appointed by the Mayor. Its peacetime purpose is to construct and operate low-rent homes for low-income families not otherwise financially able to obtain decent housing.

Under the U. S. Housing Act of 1937, the Federal Government had earmarked \$15,000,000 for construction of low-rent housing projects by this Authority prior to the war. Annual subsidies from the Federal Government guaranteed the low-rent character of these projects, and this was further assisted by unconditional federal guarantee of all its obligations.

The Housing Authority and the City and

County of San Francisco then entered into an agreement in which the City consented to eliminate one substandard dwelling unit for each low-rent unit built by the Housing Authority. One unit was defined as the living quarters, regardless of the number of rooms, of one family.

By 1941, three of eleven permanent projects planned had been completed and occupied. Two more, begun before Pearl Harbor, were finished by 1943, giving homes to 1,741 families. The remaining six projects were deferred until the post-war period.

Construction of the first temporary war housing in San Francisco was authorized by the Federal Government under the Lanham Act one year after Pearl Harbor. Since that time, 9,500 units of temporary housing have been completed or are now under construction. The Authority builds



and operates these projects as agent for the Federal Government.

This housing, which occupies an area of more than 500 acres, provides homes for some 25,000 persons. In addition to nearly 6,000 family dwellings, there are 2,500 dormitory beds, 1,000 trailers, more than 1,000 portable dwellings, and many auxiliary structures such as commercial and community buildings.

During the ensuing year, many more homes will be built at Hunter's Point, although difficulty is now encountered in finding sites suitably near the Naval Drydocks.

The major portion of this temporary housing is occupied by civilian employees of San Francisco's great naval ship repair base at Hunter's Point. As vacancies occur in the Authority's five permanent projects, they also are rented solely to war workers.

While the chief purpose of the Housing Authority's activities at Hunter's Point is to supply homes for war workers, more and more attention is directed toward furnishing residents with community services found elsewhere in San Francisco. In this work the city departments, in close co-operation with the Authority, have maintained constant and rapid expansion of services to a degree unsurpassed in any city in the Nation.

The Authority has supplied auxiliary facilities such as commercial and community buildings that include:

Four public schools, three nursery schools, two day care centers for children of working mothers, seven recreation centers which serve approximately 40,000 persons a month, a health center, and five well-baby clinics at which an average of 860 babies are examined each month.

In addition, there is an Infirmary built by the Housing Authority and operated by the U. S. Public Health Service with 18 beds for war workers.

A centrally located commercial center includes a complete food market, drug store, department store, beauty shop, laundry and dry cleaning establishment.



TOP—Double Rock Recreation Center observes Negro History Week.

BELOW—Our Lady of Lourdes church, a landmark at Hunter's Point.

BELOW—Marketing at Hunter's Point commercial facility.

BOTTOM—Commercial Center at Ridge Point.



There are two cafeterias, a coffee shop, lunch counter and soft drink club with lounge and game rooms. A modern motion picture theatre is now under construction.

Recreation facilities are maintained and operated by the San Francisco Recreation Commission. The schools are operated by the San Francisco Department of Education. The San Francisco Department of Public Health staffs the health centers and well baby clinics. Police and fire protection are furnished by regular city departments.

Additional services are contributed by the American Women's Voluntary Services, the American Red Cross and Community Chest.

Interdenominational church services are held at the various centers under direction of the Northern California Council of Churches. All physical facilities for these activities are supplied by the Housing Authority. Recently land at Hunter's Point was set aside for a church building, soon to be erected.

Perhaps one of the most important additions to life in the Hunter's Point community during the last year is the gymnasium, which opened last April 18.

The gym was built by the Housing Authority with federal funds, at a cost of \$70,000, including equipment. Facilities for all kinds of indoor athletics are offered for war workers and families, under the direction of the San Francisco Recreation Department.

Under terms of the Lanham Act, "payments in lieu of taxes" to the local taxing bodies have been made on the temporary war housing. As agent for the Federal Government, the Housing Authority this year turned over to the City \$148,772.05 on these properties.

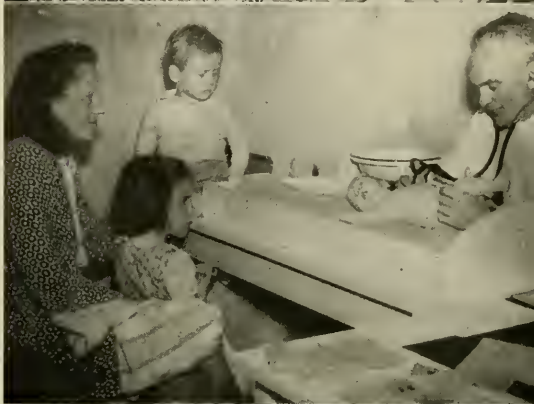
On the five permanent Authority-owned projects, the City received \$134,034.51 for the fiscal year 1944-45.

**TOP**—Snack time at a Hunter's Point nursery school, under supervision of the Board of Education.

**BELOW**—Well Baby Clinic operated by the San Francisco Department of Health.

**BELOW**—Teen Agers sample salad prepared in a Point Community Center kitchen.

**BOTTOM**—Relaxation at Navy Point Club.



Each house in the charts below represents 100 dwelling units. They graphically illustrate the size of the job accomplished in the Housing Authority's building activities. The houses shown in this chart represent both permanent and temporary housing.



The chart below indicates the temporary war housing now under construction or programmed for the coming year.



#### DEFERRED FOR THE DURATION



#### PLANNED FOR POSTWAR



## WAR HOUSING COST BY INDIVIDUAL DEVELOPMENT

Name	Development Number	Number of Units	Development Cost (9/30/44)
Navy Point War Dormitories.....Cal.	4521	500	690,481.06
Middle Point War Dwellings..... "	4522	496	1,281,355.67
Ridge Point War Dwellings..... "	4661	2000	5,073,547.00
Candlestick Cove War Dwellings..... "	4668	944	2,078,711.00
Double Rock War Dwellings..... "	4669	552	1,095,343.66
Harbor Slope War Dormitories..... "	4670	504	435,534.34
South Gate War Dormitories..... "	4671	496	406,932.80
Sutter Court Golden Gate Court } War Dwellings Eddy Court }	" 4799	140	343,579.82
Wisconsin War Dwellings..... "	4808	520	1,117,975.37
Carolina War Dwellings..... "	4815	100	278,415.57
Double Rock Annex War Dwellings..... "	4817	256	567,116.78
Middle Point Annex War Dwellings..... "	4816	224	521,663.91
Navy Point War Dormitories Annex..... "	4813	696	725,322.00
South Gate War Dormitories Annex..... "	4826	304	223,325.81
Channel War Dwellings..... "	4885	260	739,070.00
South Basin War Dwellings (Portables)..... "	4866	500	1,251,412.00
Ridge Point Annex (304 T.D.U's } Portable Units, scattered }	" 4980	1000	2,485,000.00
Oakdale War Trailer Courts..... "	4812	575	505,846.13
Islais Creek War Trailer Courts.....Cal.	4823	200	196,559.88
Alemany War Trailer Courts (North)..... "	4824	75	62,264.09
Alemany War Trailer Courts (South)..... "	4825	150	130,708.22
<b>TOTAL.....</b>		<b>10,492</b>	<b>\$20,510,168.11</b>

The above table of development costs include land acquisition, architects' and engineers' fees, supervision and inspection and mass purchase, as well as construction costs. Community facilities also are included.

Net income from the war housing is remitted to the Federal Government. It is estimated that during the forthcoming year, this income will exceed \$1,000,000.



P15(650-03040)  
(090-712194)

COMMANDANT'S OFFICE  
NAVY YARD, MARE ISLAND, CALIFORNIA

MM-446

Mr. E. N. Ayer, Chairman of the Commission  
Housing Authority of the City and County  
of San Francisco  
525 Market Street  
San Francisco 5, California

Dear Mr. Ayer:

The Naval Drydocks, Hunters Point, has increased its employment during the past two years from approximately 2,000 employees to approximately 16,000 employees. This increase in employment has enabled that activity to successfully undertake the repairs, battle-damaged and otherwise, to a large number of ships of all sizes of our fleet. The additional manpower available to the Drydocks has been made possible to a great extent by the availability of housing, which has permitted the Navy to bring into the Bay Area employees required to perform repairs to the ships.

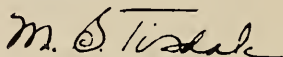
The vital part which the Housing Authority of the City and County of San Francisco has played in obtaining and managing housing to permit the Naval Drydocks, Hunters Point, to increase its employment as indicated above is fully recognized. It is also recognized that without the complete and wholehearted cooperation of the Chairman of this Authority, the results which have been obtained could not possibly have materialized.

The U. S. Navy places a very high value on certain personal qualities and attributes of leadership. These are devotion to the Nation's best interests, loyalty, courage in the face of opposition, capacity for direct action, and forehandedness.

You, in your capacity as Chairman of the Commission of the Housing Authority of the City and County of San Francisco, have demonstrated these qualities and attributes again and again. Under your leadership, the Authority has rendered to the Navy and to the U. S. Naval Drydocks, Hunters Point, an invaluable supporting service.

For your fine and effective cooperation, so freely given, we wish to express our deepest gratitude.

Sincerely yours,



M. S. TISDALE  
Rear Admiral, USN

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SAN FRANCISCO 4  
May 23, 1945

J. FRANCIS WARD, ARCHITECT  
140 PINE STREET  
SAN FRANCISCO

June 1, 1945

May 23, 1946

Mr. W. H. Board, Executive Director  
Housing Authority, City & County of San Francisco  
32 Market Street  
San Francisco 5, California

Dear Mr. Board:

I have  
enclosure of a  
for very much.  
you to pass it  
for our copy  
are truly &c

OFFICE OF THE ATTORNEY GENERAL

John A. Board, Executive Director  
Housing Authority of the City and  
County of San Francisco  
325 Market Street  
San Francisco 4, California

Dear Mr. Board:

I appreciate your thoughtfulness in writing me and I am,  
of course, gratified by your comments on the cooperation  
extended to you by members of our staff.

I think you and the Authority have a right to be proud  
of the tribute from Admiral Tisdale.

With best wishes.

Sincerely,

*John A. Board*  
John A. Board, Jr.  
Administrator

BOARD OF EDUCATION  
CIVIC AUDITORIUM  
SAN FRANCISCO 2

May 28, 1945

Mr. John A. Board, Executive Director  
Housing Authority City and County of San Francisco,  
325 Market Street,  
San Francisco 4, California.

Dear Mr. Board:

At the meeting of the -  
of Schools, call. Mr. Curtis  
May 14

Mr. John W. Board  
Executive Director  
Housing Authority of the  
City and County  
San Francisco 6, California

Dear Mr. Board:

Thank you for your letter of May 14, with which you enclosed  
the letter of commendation from Admiral Tisdale. It must be  
a source of deep satisfaction to you and the other staff  
your authority, as it is to us in the YPCA.

I appreciate your  
acknowledgment

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC HEALTH

May 16,

*Le Roy*  
**CHEVROLET BLOCK**  
MARKET ST. AT VAN NESS AVE S  
SAN FRANCISCO 3, CALIFORNIA  
May 17, 1947

Mr. John A. Board, Ex. Director  
Housing Authority, City & County of San Francisco  
325 Market Street  
San Francisco 5, California

Dear Mr. Board:

Thank you very much for your letter and the  
copy of Admiral Tisdale's letter to Mr. Ayer. The  
Commission can do a most outstanding job,  
and the opportunity of the 1945 Grand

Architect of San Francisco

CENTRAL OFFICE  
101 Grace Street

Mr. John A. Board  
Executive Director  
San Francisco Housing Auth.  
325 Market Street  
San Francisco 5, Calif.

Dear Mr. Board:

Thank you for forwarding to  
me the letter of Mr. Board  
re your commendations.  
I am sure they will be  
of great help to the  
1945 Board of

Very truly yours,

*Charles J. Board*  
ELMER C. JAMES  
Executive Secretary



OFFICE OF  
CHIEF ADMINISTRATIVE OFFICER

Y A BROOKS  
CHIEF ADMINISTRATIVE OFFICER

Mr. John A. Board,  
Executive Director of the  
Housing Authority of the  
City and County of San Francisco,  
San Francisco 5, California

RECREATION COMMISSION  
SAN FRANCISCO, CALIFORNIA  
370 CITY HALL

May 22, 1945

Mr. John A. Board  
Housing Authority  
325 Market Street  
San Francisco 5

My dear Friends:

I want to thank you for your kind  
and very grateful for your letter  
re the letter and I wish to express  
my appreciation for the work that it has done  
with every best wish, I am

Sincerely yours,

*John J. Vitty*  
JOHN J. VITTY  
Mayor of San Francisco

Mr. John A. Board  
Executive Director  
Housing Authority of the City  
and County of San Francisco  
325 Market Street  
San Francisco, Calif.

My dear Mr. Board:

Thank you very much for your letter of May 11 and  
the copy of Rear Admiral Tisdale's letter addressed  
to Mr. E. M. Ayer, Chairman of your Commission.

Both letters were presented to our Recreation  
Commission at their last meeting on Thursday, May 17,  
and they wished me to express their appreciation to you.

THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY  
EXECUTIVE OFFICES  
1400 NEW IMPERIAL STREET  
SAN FRANCISCO 5, May 25, 1946

FRANCISCO EMPLOYERS COUNCIL  
GREEN SANTIOME STREET - SAN FRANCISCO 5, CALIF.  
n. M. Board  
Executive Director  
Housing Authority of the  
City and County of San Francisco  
325 Market Street  
San Francisco 5, Calif.

will acknowledge with thanks re-  
to the very fine letter from  
Mr. Ayer.

of the Housing Authority  
of the City and County of San  
Francisco

*Handwritten signature*

PACIFIC GAS AND ELECTRIC

A. E. Board  
Vice President & General Manager

COORDINATING COUNCIL  
101 GRACE STREET  
SAN FRANCISCO 5, CALIF.

June 1, 1947

Mr. John A. Board, Executive Director  
Housing Authority of the City and  
County of San Francisco  
325 Market Street  
San Francisco 5, California

Dear Mr. Board:

The Executive Council have asked me to acknowledge your  
letter of May 18 thanking the Coordinating Council for  
its cooperation. We have forwarded the letter to the  
particulars. It is regrettable that the Housing Authority  
has not been able to participate in the military operations in the  
Pacific since Pearl Harbor.

We are happy to be of service to you at all times.

Very truly yours,

*Charles J. Board*  
ELMER C. JAMES  
Executive Secretary

This official U. S. Navy aerial photograph shows the various war housing developments at Hunter's Point, the "city within a city," built and operated by the San Francisco Housing Authority for civilian workers at the U. S. Naval Drydocks at Hunter's Point.

A few years ago, much of this area consisted of cow pastures; today war housing has been provided for some 25,000 persons, and construction is still going on.

This bird's-eye view includes such developments as Candlestick Cove, Double Rock and Annex, South Basin, Navy Point, Harbor Slope, South Gate and Annex, Ridge Point, Middle Point and Annex.

The broad highway running diagonally from the lower right is Third street, connecting at upper right, with Bayshore Boulevard.











UPPER LEFT—"Home is where you make it", says this couple living at Wisconsin War Dwellings; scene is their attractively furnished and decorated living room.

BELOW—Bookmobile, or traveling library, operated by the San Francisco Chapter of the American Womens Voluntary Services in same manner as free public library. Visits are made to war housing communities three times weekly.



BOTTOM—In a true spirit of friendly helpfulness, this gasoline-operated washing machine, brought to Hunter's Point from Arkansas, is shared by its owner with other families on the project.

TOP RIGHT—Dental services, as well as complete medical care, is available to residents of the war housing communities in the health center.



**TOP LEFT**—After more than three decades of service on the old New York elevated railway lines, these cars are now in war service, transporting war housing residents to their jobs at the Hunter's Point Naval Drydocks. In place of the electric power formerly used, a puffing steam locomotive now hauls the old cars on their regular trips.



**TOP RIGHT**—Navy and Housing Authority officials assist in dedication of Carver Hall, model dormitory building quartering quiet-living unmarried men with high admiration for the precepts of the famed Dr. George Washington Carver.

**BELOW**—Women of the Ridge Point unit of San Francisco Chapter, American Red Cross have produced scores of items for citizens of war torn countries, and for shipment to American armed forces.



**BOTTOM**—Mother's little helper in the garden; first child born at Hunter's Point war housing units helps beautify grounds at Middle Point War Dwellings.





ABOVE—The Hunter's Point Beacon prize photo, taken at Navy Point Infirmary. This picture has been reproduced in more than 30 publications throughout the United States. Letters have been received from all parts of the world concerning it.



IN CIRCLE—Wedding at Candlestick Cove.

BOTTOM LEFT—Christmas carols at the Point.

BOTTOM—An apple for teacher at Ridge Point Public School III.





IN CIRCLE—Sharing at Navy Point Infirmary.

BELOW — City Fire Department protects war housing.

TOP CENTER—Community kitchen at Candlestick Cove.

TOP RIGHT—Volley ball at Point Recreation Center, staffed by San Francisco Department of Recreation.

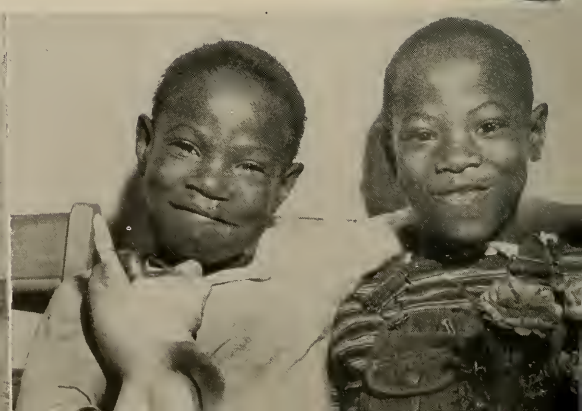
BOTTOM, left and right—Preparation and pathos—first day of school at Point.







CIRCLE—Executive Director JOHN W. BEARD referees boxing bout at South Gate. TOP RIGHT—LANGDON W. POST, Regional Director of FPHA, tries his hand at billiards at Navy Point Club opening. BELOW—Warming up for citywide marble tournament. BOTTOM RIGHT—Entries in Hunter's Point Beacon "Twin Contest." BOTTOM LEFT—Summer camp for children of war communities at Hunter's Point.







TOP LEFT—Ridge Point schools Junior Traffic Patrol on parade.

TOP RIGHT—Navy wedding at Candlestick Cove.

BELOW—War housing kitchen.

BOTTOM LEFT—Santa Claus visits children in war housing communities.

IN CIRCLE—Easter sunrise services, Easter, 1945.



# PERMANENT FACILITIES

Low-rent homes are no longer the subject of debate; five years of operation in San Francisco tell a story of conclusive fact.

Five years ago, Holly Courts, the first low-rent development in the West, was opened. Today five attractive permanent projects afford housing for 1,711 families.

At this time an evaluation of the Authority's operation of its permanent developments seems in order.

## FINANCIAL

No direct public money is invested in any of the permanent projects in San Francisco today. All are financed through private loans. Under temporary federal financing in the past, a total of \$250,000 was paid to the Government in interest.

A declining interest rate on the short term financing notes, now down to less than one-half of one per cent, demonstrates the sound financial position of this Authority's undertaking over the last seven years.

Payments in lieu of taxes have been made to the City and County of San Francisco during the war period. In the past year these payments on and five permanent projects totaled \$134,034.51 and on its North Beach and Chinatown unimproved properties, \$17,899.52—the exact equivalent of full taxes.

It is noteworthy that the properties on which the \$134,034.51 payment was made, prior to their acquisition by the Housing Authority, were assessed in the total amount of \$282,935, which at the 1913-44 tax rate, would have yielded the city only \$12,335.97.

Approximately half of the 1,741 families residing in these developments are still low-income families, mostly of Army and Navy personnel of non-commissioned and lower grades. Rentals are based on income of the tenant. Many of these homes are rented for as little as \$13.50 a month, including all utilities.

The Authority, furthermore, met not only all operating obligations in full during the past year, but has accrued, in addition, a \$27,719.30 reserve against possible rent collection losses, and a \$19.-

768.92 reserve for repairs, maintenance and replacements. These reserves are in substantial part invested in U. S. War Bonds.

The collection loss reserve, although accrued at only half the normal rate, is presently building up by more than \$2,500 a month as actual losses have been reduced to the very negligible figure of less than one-tenth of one per cent of income.

The actual costs of these properties are being reduced on a 60-year amortization plan, at the end of which time all buildings and many acres of land will be clear of all indebtedness.

## COMMUNITY GAIN

Each project has strengthened and stabilized values of adjoining properties by sound architectural treatment of the buildings and landscaped grounds to present a park-like beauty to enliven the surrounding neighborhood.

Many public and private agencies are afforded quarters. In three projects space has been turned over to the Recreation Commission for active and successful programs serving the neighborhood. Child-care space and facilities are furnished to the San Francisco Board of Education; a kindergarten and first grade school facilities are provided; the Health Department is given space for a health center, and a Community Chest Agency has commodious quarters for a nursery school and parent education school. All these have been provided without rental charge.

## WAR CONTRIBUTION

Homes were set aside early in the war for evacuees from Honolulu. Since then 100 homes have been fully furnished with linens, beddings, dishes, for Navy personnel returning from the fighting fronts. This enables them to be reunited with their families for periods up to three months before returning to combat areas. Fifty other dwellings have been allocated to Army families.

This is another example of San Francisco's hospitality to the armed services and their families, permitting temporary reunions which in many instances would not otherwise be possible.

## THE PUBLIC

The homes built by the Authority were designed for families with children. Nearly 3,000

children now enjoy the benefits of sunny, clean homes with well-protected play facilities. Child delinquency is low here. Public Health nurses comment on the improvement in child health.

Truly, these developments are well described as homes for children—an investment in the youth of America, and holding the rich promise of a better way of life.

### PUBLICATIONS

The Hunter's Point Beacon, a community newspaper, is published semi-monthly by the Authority for the residents of Hunter's Point War Housing communities. It is distributed to approximately 10,000 families.

The Housing News brings to the public a monthly account of the workings of the San Francisco Housing Authority in both its war and permanent housing developments.

### URBAN REDEVELOPMENT

As soon as practicable after the war, the Authority plans to construct the six permanent pro-

jects scheduled in the pre-war years.

This construction will proceed in accordance with the contract between the City and the Authority that one sub-standard dwelling unit will be removed for each new unit built by the Authority.

In addition to these projects, but moving toward enlargement of the program, the Authority in December, 1941, applied to the Federal Public Housing Authority for an allocation of \$33,259,550 for construction of 5,000 homes. This allocation is contingent upon Congressional appropriations.

At the time of application, surveys showed 38,678 San Francisco families living in quarters needing major repairs, or without private toilet or bath.

To eliminate conditions such as these is a part of the postwar plan of the San Francisco Housing Authority.

A group of statuary of Beniamino Bufano turned over to this Authority March 8, 1945 by the City for a period of five years.





## **A STATEMENT OF POLICY**

The Commisison of the Housing Authority of the City and County of San Francisco declares the following to be a general statement of policy:

- First: To construct and operate all temporary war housing allocated by the Federal Government to further the war effort.
- Second: To insist upon an early and orderly removal of all temporary war housing within the City and County of San Francisco at the conclusion of the war.
- Third: To construct immediately following the war six permanent developments of approximately 1,114 dwellings.
- Fourth: To cooperate with private enterprise to acquire and demolish blighted areas and to rebuild such areas.
- Fifth: To make payments in lieu of taxes to the City and County of San Francisco on all properties owned or operated by this Authority to the fullest extent possible.
- Sixth: To continue to provide decent, safe and sanitary homes to families of low income not otherwise able to afford decent living accommodations, and to demolish, clear and remove buildings from blighted areas within the City and County of San Francisco.

E. N. Ayer, Chairman

W. F. Cordes

Timothy A. Reardon

Katharine M. Gray

C. H. Turner

# HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

Balance Sheet as of March 31, 1945

Contract Nos. Haph-1146 and 1147

## ASSETS

Statement	Cal. 1-1, 1-2,	Cal. 1-5, 1-9,	Total
Project Totals	1-3, 1-4, 1-8	1-10, 1-11, 1-15, 1-16	

### CURRENT ASSETS

#### Cash on Hand and in Bank

Administration Fund . . . . .	\$ 313,296.53		
Development Fund No. 2 . . . . .		\$ 62,214.98	
* Reserve Fund . . . . .	27,087.27		
* Security Deposit Fund . . . . .	14,013.09		
Petty Cash Fund . . . . .	560.00		
Change Fund . . . . .	1,150.00		
Payroll Account . . . . .	500.00		
	\$ 356,536.89	\$ 62,214.98	\$ 418,751.87

#### Accounts Receivable

Tenants' Accounts . . . . .	\$ 2,179.29		
Sundry . . . . .	19,419.84	888.50	
	\$ 21,599.04	\$ 888.50	\$ 22,487.54

INVESTMENTS . . . . .	\$ 105,900.00		\$ 105,900.00
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TOTAL CURRENT ASSETS . . . . .	\$ 484,035.93	\$ 63,103.48	\$ 547,139.41
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#### Prepayments

Insurance . . . . .	\$ 9,695.23	\$ 4,462.95	
Paint Supplies . . . . .	1,323.91		
Total Prepayments . . . . .	\$ 11,019.14	\$ 4,462.95	\$ 15,482.09

### FIXED ASSETS

DEVELOPMENT COSTS . . . . .	\$ 2,273,239.27	\$ 1,283,877.27	
INCOMPLETED CONTRACTS . . . . .		35,028.28	
TOTAL FIXED ASSETS . . . . .	\$ 2,273,239.27	\$ 1,318,905.55	\$ 3,592,144.82

TOTAL ASSETS . . . . .	\$ 7,068,294.34	\$ 1,389,471.98	\$ 8,457,766.32
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Funds to be Transferred During April, 1945

\* From Security Deposit Fund to Administration Fund . . . . . \$ 191.09  
 \* From Administration Fund to Reserve Fund . . . . . 3,279.47  
 (R. M. & R. and Vac. Coll. Loss)

## LIABILITIES

Statement	Cal. 1-1, 1-2,	Cal. 1-5, 1-9,	Total
Project Totals	1-3, 1-4, 1-8	1-10, 1-11, 1-15, 1-16	

### CURRENT LIABILITIES

#### Accounts Payable

Admin. Account Credits . . . . .	\$ 26,805.26	\$ 246.68	
Sundry . . . . .	28,238.85		\$ 28,485.53

#### Notes Payable

Interim Notes			
Authorized—F.P.H.A. . . . .	\$ 8,236,000.00	\$ 6,582,000.00	
Interim Notes			
Issued—F.P.H.A. . . . .	(8,236,000.00)	(6,582,000.00)	

Interim Notes Issued—F.P.H.A. . . . .	0	0	0
Interim Notes Issued . . . . .	\$ 7,228,000.00	\$ 1,279,000.00	\$ 8,507,000.00
AGRIAL ACCOUNTS			
Interest—Other . . . . .	\$ 147,518.02	\$ 937.93	\$ 148,455.95
Payments in Lieu of Taxes . . . . .			

TOTAL CURRENT LIABILITIES . . . . .	\$ 7,403,756.87	\$ 1,280,184.61	\$ 8,683,941.48
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#### Prepaid Income and Deposits

Tenants' Prepaid Rents . . . . .	\$ 4,258.27		
Tenants' Sec. Deposits . . . . .	13,819.00		

### TOTAL PREPAID INCOME AND DEPOSITS . . . . .

	\$ 18,077.27	\$ 18,077.27	
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### FIXED LIABILITIES

CONTRACT AWARDS . . . . .		\$ 35,028.28	\$ 35,028.28
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### RESERVES

REPAIRS, MAINTENANCE AND RELIEFMENTS . . . . .	\$ 49,483.63		
VACANCY & COLLECTION LOSSES . . . . .	85,083.11		
DEVELOPMENT COST LIQUIDATION . . . . .	26,000.00		
INTEREST EARNED ON RESERVE FUND INVESTMENTS . . . . .	1,700.00		
DEBT SERVICE . . . . .	76,585.22		
WORKING CAPITAL . . . . .	36,100.00		
	\$ 274,951.96		

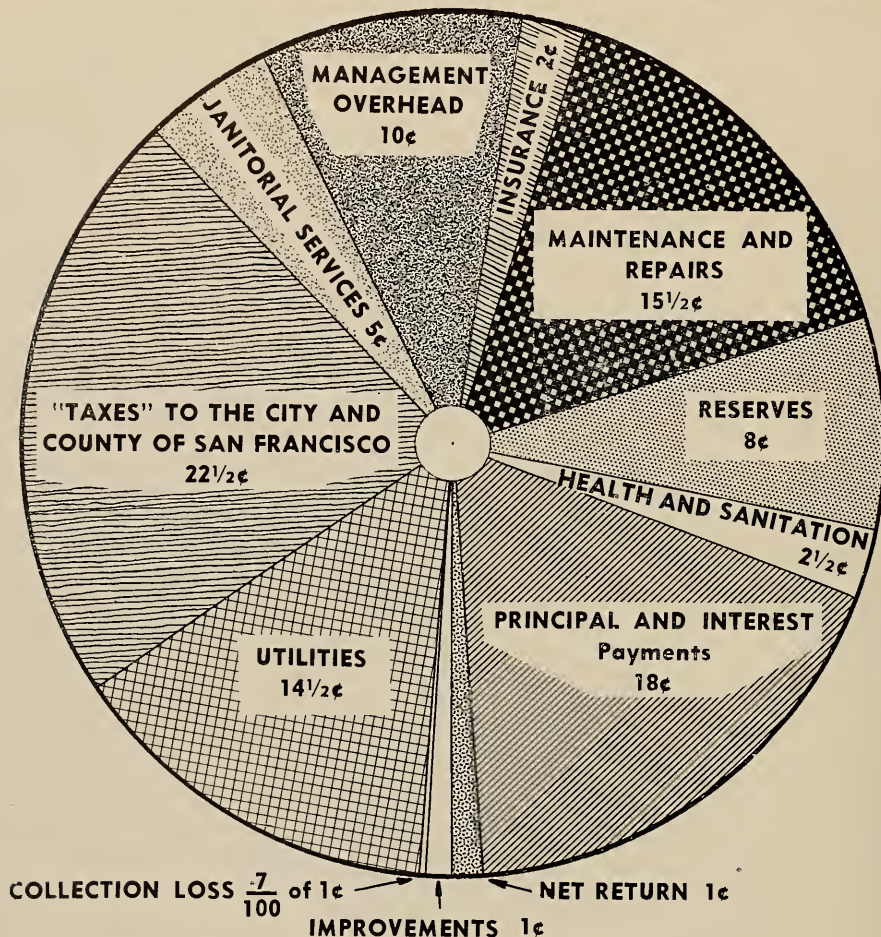
TOTAL RESERVE . . . . .		\$ 274,951.96	
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CAPITAL—DONATION . . . . .		\$ 71,259.09	
INCOME AND EXPENSE . . . . .			
Operating . . . . .	\$ 71,508.24		

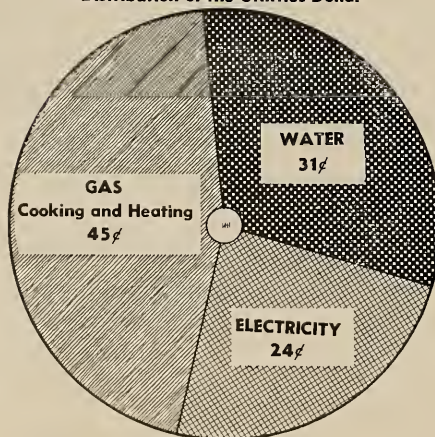
TOTAL SURPLUS . . . . .		\$ 142,767.33	
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TOTAL LIABILITIES . . . . .	\$ 7,768,294.34	\$ 1,389,471.98	\$ 9,157,766.32
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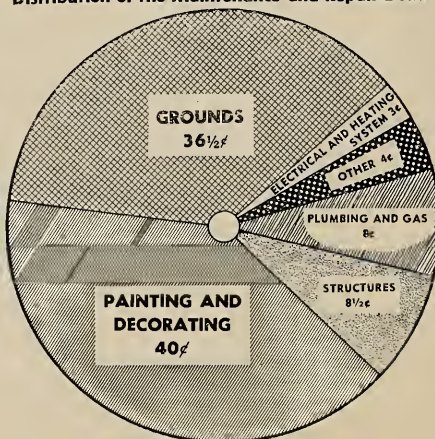
**DISTRIBUTION OF THE INCOME DOLLAR**  
 Permanent Developments—Fiscal Year Oct. 1, 1943 - Sept. 30, 1944



Distribution of the Utilities Dollar



Distribution of the Maintenance and Repair Dollar





## ***Acknowledgments***



The San Francisco Housing Authority gratefully acknowledges contributions for this report from:

U. S. Navy for aerial photograph on center spread.

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U. S. Marine Corps for official photograph of sleeping Marine, taken on Iwo Jima, on back cover.

Mr. Fred Langhorst, architect, for blue prints and photograph of home, on back cover.

